

OWNERS OF COLLIN S CERTIFICATE DEDIC, **ATION**

WHEREAS Creekside Land Company, Ltd. is the owner of a tract of land situated in the City of Frisco, Collin County, Texas out of the George Wilcox Survey, Abstract 973, the W.B. Watkins Survey, Abstract No. 1005, the Clayton Rogers Survey, Abstract No. 1084 and being part of a 81.742 acre tract of land conveyed to Creekside Land Company, Ltd. according to the deed filed for record in Volume 5505, Page 3694, Deed Records, Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the east right of way line of Preston Road (State Highway 289) (variable-width right of way), the most westerly northwest corner of said 81.742 acre tract, also being the southwest corner of a 7.599 acre tract of land conveyed to OLL-Panther Creek, Ltd. according to the deed filed for record in Volume 5700, Page 3026, Deed Records, Collin County, Texas;

THENCE, departing said east right of way line, along the north 81.742 acre tract, the south line of said 7.599 acre tract, North minutes, 42 seconds East, a distance of 4.03 feet; continuing along said common East, a distance of 53.40 feet; continuing along said common line, East, a distance of 44.39 feet; line, North South degrees, 38 9 line of sai 154 degrees, 0 minutes, 27

continuing along said common West, a distance of 60.67 feet, continuing along said common East, a distance of 55.89 feet; continuing along said common line, East, a distance of 30.28 feet; line, lıne, South 30 9 51 58

THENCE, seconds continuing along said common line, East, a distance of 111.50 feet; continuing along said common line, East, a distance of 138.55 feet; continuing along said common East, a distance of 76.93 feet; continuing along said common line, East, a distance of 268.99 feet; line, degrees, 16 49 12 25 24 54

27

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9

THENCE, seconds continuing along said common West, a distance of 60.96 feet; continuing along said common line, East, a distance of 219.15 feet; line, North ω 53 degrees, 23 47 minutes, 45 Lot 5, Block recorded in

continuing along said common line, East, a distance of 81.87 feet;

37

degrees,

40

23

57

THENCE, seconds **THENCE**, continuing along said common line, North 01 degrees, 25 seconds West, a distance of 445.38 feet to the southwest corner of A, Creekside at Preston, Phase 2 according to the plat thereof Cabinet P, Page 576, Map Records, Collin County, Texas; **THENCE**, along the south line of said addition, North 88 degrees, 38 seconds East, a distance of 885.78 feet; 28 degrees, 48 39 minutes,

continuing along said south line, North East, a distance of 104.41 feet; continuing along said south line, North West, a distance of 174.23 feet; continuing along said south line, North East, a distance of 129.35 feet; 89 59 degrees, 48 12 27

35

THENCE, continuing along said south line, North 69 degrees, 10 seconds East, a distance of 213.85 feet to a point in the west line Dominion at Panther Creek according to the plat thereof recorded in Page 457, Map Records, Collin County, Texas; **THENCE**, continuing along said south line, seconds East, a distance of 113.07 feet; South minutes, 50 of Block XX, Volume 2006,

continuing along said Block XX, East, continuing along said Block XX, South distance of 102.30 feet; along said Block XX, South 01 degrees, of 306.40 feet; 49 a distance 17 minutes, of 22.93 feet,

continuing along said Block XX, South distance of 163.24 feet; continuing along said Block XX, distance of 75.66 feet; South 02 degrees, 19 minutes, 10 40 degrees, 34 minutes, 06 38 seconds

THENCE, West, a **THENCE**, along the northwest line of Block A, The Village at Panther Creek Phase One according to the plat thereof recorded in Cabinet P, Page 389, Map Records, Collin County, Texas, along said curve to the left through a central angle of 26 degrees, 48 minutes, 51 seconds, a radius of 2,360.71 feet, an arc length of 1,104.81 feet, a chord bearing of South 41 degrees, 46 minutes, 33 seconds West, a chord distance of 1,094.75 feet to a point in the northwest line of Lot 17, Block A of said addition, the most easterly corner of Lot 9, Block A, of said addition; continuing along said Block XX, South 55 degrees, 10 minutes, 59 seconds distance of 395.75 feet to the beginning of a tangent curve to the left; continuing along said Block XX, distance of 123.78 feet;

along the southwest line of said Lot 9, Block 04 seconds West, a distance of 217.05 feet; , 57

THENCE, continuing along said northwest right of way line, along said curve the right through a central angle of 26 degrees, 48 minutes, 24 seconds, radius of 275.00 feet, an arc length of 128.66 feet, a chord bearing of South degrees, 12 minutes, 08 seconds West, a chord distance of 127.49 feet to a 5 iron rod set with plastic cap stamped "R.P.L.S. 5199"; along said northwest right of way line, South 32 degrees, 47 minutes, 56 West, a distance of 129.75 feet to a 5/8" iron rod set with plastic cap "R.P.L.S. 5199", the beginning of a tangent curve to the right;

continuing along said northwest right of way line, 20 seconds West, a distance of 60.35 feet to a 5 cap stamped "R.P.L.S. 5199"; South 59 /8" iron r , 07 with

THENCE, continuing along said northwes minutes, 58 seconds West, a distance plastic cap stamped "R.P.L.S. 5199"; continuing along said northwest right , 32 seconds West, a distance of 45.95 cap stamped "R.P.L.S. 5199"; st right of 84.92 of way line, of feet to a 5/ of way line, 2 feet to a 5/ South 71 /8" iron r Nor ∿th 80 iron r

THENCE, continuing along said n minutes, 08 seconds West, a di plastic cap stamped "R.P.L.S. 5 left; d northwest right of way line, distance of 66.47 feet to a 5.5199", the beginning of a no North 50 degrees, 14 /8" iron rod set with n-tangent curve to the

OWNERS g said north

THENCE, along said north through a central angle 825.00 feet, an arc lenge 44 minutes, 37 seconds We set with plastic cap stamp S CERTIFICATE AND DE thwest right of way line, along gle of 04 degrees, 14 minutes, ngth of 61.17 feet, a chord bea West, a chord distance of 61.1 amped "R.P.L.S. 5199"; thwest right of way line, the nddition, South 42 degrees, 31 meet to a 5/8" iron rod set w **D DEDICATION**along said curve to the left outes, 54 seconds, a radius of ord bearing of North 46 degrees, of 61.16 feet to a 5/8" iron rod north line of Block B of minutes, 17 seconds West, a with plastic cap stamped

THENCE, along said northwo said Latera Phase One addit distance of 130.16 feet "R.P.L.S. 5199"; continuing distance c .5199"; g along of 63. 5/8" iron rod set with p დ. ≅

THENCE, West, a "R.P.L.S. g said Block B, .60 feet to a 5/ g said Block B, .41 feet to a 5/

THENCE, West, a "R.P.L.S. continuing along distance of 156.4 5199"; minutes, plastic

THENCE, West, "R.P.L. continuing distance c 5199"; g along of 48. g along of 62.

THENCE, West, R P L THENCE, west, a RPLS continuing distance c continuing along distance of 132.3 5199"; long said Block B, North 80 degrees, 17 minutes, 4 62.04 feet to a 5/8" iron rod set with plastic ca long said Block B, North 43 degrees, 43 minutes, 0 48.37 feet to a 5/8" iron rod set with plastic ca long said Block B, North 57 degrees, 55 minutes, 2 132.36 feet to a 5/8" iron rod set with plastic ca long said Block B, South 27 degrees, 40 minutes, 2 68.26 feet to a 5/8" iron rod set with plastic ca long said Block B, South 46 degrees, 33 minutes, 2 115.98 feet to a 5/8" iron rod set with plastic ca twith plastic cap stamped "R.P.L.S. 5199"; long said Block B, South 89 degrees, 02 minutes, 2 65.25 feet to a 5/8" iron rod set with plastic cap east right of way line of said Preston Road; east right of way line, North 00 degrees, 58 min stance of 420.66 feet to a the POINT OF BEGIN square feet or 48.286 acres of land, more or less.

THENCE, West, a "R.P.L.S. THENCE, West, R P L continuing along distance of 115.9 5199; continuing distance of 5199"; g along of 68.

THENCE, South 23 degrees to a 5/8" iron rod set w

THENCE, West, a "R.P.L.S. continuing along a distance of 65.2 5.5199" in the eas

THENCE, along seconds West, containing 2,103 103 said east a distar 3,347 squa

STATE OF TEXAS \$ COUNTY OF COLLIN \$ CITY OF FRISCO \$

NOW, THERFORE, WOW ALL MEN BY THESE PRESENTS:

THAT Creatizing Land Company, bit action broad by and through its day appropriate the property of the property of the property of the property in this subdivision, the formation described property by a LATEAN PRISE 2 A 22 82 an addition to the heart batter and alleys are private streets and alleys some on this plate a accoss easements are property by a LATEAN PRISE 2 A 22 82 an addition to the company of the property in this subdivision, the formation of the property of the property in this subdivision, the formation of the use and benefit of the owners of the property in this plate as accoss easements approached by the company of the property of the property in this subdivision, the formation of installation, opall or replacement of much streets and alleys, account repairs made necessary by reason of installation, opall or replacement of municipal untilities located by the owners of total in this subdivision the Association). Such maintenance and service the property opacities of the owners of total in this subdivision (the Association). Such maintenance and service the property operated such streets and alleys, account repairs made necessary by any other remedy allowed by Law.

Nation the property owners within this subdivision now the Association for the property and the cut of reference and alleys to the City offsets and until the cut of the property owners and alleys to the City offsets and until the cut of the property owners and alleys and determined that, at the cite in the cut of the property owners and alleys and determined that, at the cite in the cut of the property owners and alleys to the City offsets and owners of the property of this subdivision, their successors and assigns and until the case of the property of the property of this subdivision, their successors and assigns and the cut of the property owners and the property of the property of the property of the property of the cut o

DOWNERS CERTIFICATE (PRIVATE STREET)

10. The power of each last fine year of each last affected by a divining easement active the rear property property affected by the divining easement active the property affected by such professors and easement active the property affected by such divining each of the property affected by such divining each of the property affected by such divining each state of the property affected by such divining each state of the property affected by such divining each state of the property affected by such divining each state of the property affected by the divining each state of the property and point active the property active the construction, maintenance, or efficiency of their respective systems in state construction, maintenance, or efficiency of their respective systems in state their property active the property active the property active the property active the property active to the following contributes that the state of the property active to the following contributes a part of freeze and their property active to the following contributes a population of the property active to the following contributes a population of the property active to the following contributes a population of the property active to the following contributes and property to the maintenance and approved by the City of frisco that active the property of the property of the property active the property of the property of the property of the property active the property of the property of

SURVEYOR'S CERTIFICA

Know All Men By These Presents:

That I, Douglas S. Loomis, do hereby certify that I |
field notes made a part thereof from an actual and and that the corner monuments shown thereon were |
personal supervision, in accordance with the Subdivision of Frisco, Texas.

Dated this _____ day of _____, 200

RELEASED 08/20/09 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE. TICATE

It I prepared this paid accurate survey (
ere properly place)
vision Regulations (
, 2009. ld the land ler my City

Douglas S. Loomis,
Registered Professional Land Surveyor No Survey Consultants, Inc.
811 E. Plano Parkway, Suite 117
Plano Texas 75074
(972) 424-7002

STATE OF TEXAS \$
COUNTY OF COLLIN \$

BEFORE me, the undersigned authority, a this day personally appeared Douglas S. officer whose name is subscribed to the to me that he executed the same for expressed and in the capacity therein st Given under my hand and seal of office ls, on on and edged

Approved this day of Commission of the City of Frisco, Planning & Zoning Commission Chairperson City Secretary

APPROVAL

2009

bу

the

Planning

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Zoning

MONUMENTATION NOTE All lot corners shown hereon are 5/8" iron rod set with "R.P.L.S. 5199" unless otherwise noted. red plastic

COORDINATE NOTECoordinates shown hereon are State Plane Coordinates, Texas
North American Datum of 1983 (NAD83).

North Central Zone

Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject of fines withholding of utilities and building permits. Ornamental metal fence is required along rear and side property lines of adjacent to flood plain. **NOTES**Open Space Lots shall be owned and maintained by (H.O.A.) Per Fire Department requirment, homes on Lots 1-9 of Block F are to be sprinkled. the Home Owner's Association

FLOOD STATEMENTBy graphic plotting only, the property described hereon lies in the following areas / zones as indicated on documents issued by the Federal Emergency Management Agency, entitled "Flood Insurance Rate Map, for Collin County, Texas and Incorporated Areas, Map Number 48085C0245J, Map Revised Date, June 2, 2009:

Special Flood Hazard Area (SFHAs) Subject To Inundation By The 1% Annual Chance Flood-The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

Zone " areas can be Zone "X" (shaded)-Areas of 2% annual chance flood; areas of 1% annual flood with average depths of less than 1 foot or with drainage areas less square mile; and areas protected by levees from 1% annual chance flood. "X"-Areas determined to be outside the 0.2% annual chance floodplain "AE"-The floodway is the channel of a stream plus any adjacent floodplain that must be kept free of encroachment so that the 1% annual chance flood e carried without substantial increases in flood heights.

The 100-Year Ultimate Floodplain is based on flood study of Panther Creek, Panther Creek Tributary No. 1 and Tributary PC-1A performed by Carter & Burgess, dated December 2003.

	LINE TABLE	•••		LINE TABLE	
NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
	N 54°06'42" E	4.03	L20	S 76°16'38" E	75 66
L2	S 75°09'27" E	53.40	L21	S 40°34'06" E	163 24
L3	N 63°38'46" E	44 39	L22	S 02°19'10" W	123.78
L4	S 15°30'58" E	30 28	L23	N 57°12'04" W	217.05
L5	N 67°09'51" E	55.89	L24	S 32°47'56" W	129.75
16	N 06°40'09" W	60 67	L25	S 59°36'20" W	60.35
L7	N 34°27'41" E	111.50	L26	S 71°07'32" W	45.95
L8	N 55°49'24" E	138 55	L27	N 80°45'58" W	84.92
L9	N 50°16'25" E	76.93	L28	N 50°14'08" W	66 47
L10	N 37°40'23" E	81.87	L29	S 42°31'17" W	130.16
L11	N 53°23'57" E	219.15	L30	S 79°18'08" W	63 60
L12	N 08°47'13" W	60.96	L31	S 89°02'25" W	156.41
L13	N 28°48'36" E	129 35	L32	N 80°17'44" W	62.04
L14	N 12°27'39" W	174.23	L33	N 43°43'08" W	48 37
L15	N 89°12'35" E	104.41	L34	N 57°55'22" W	132.36
L16	S 59°48'33" E	113.07	L35	S 27°40'26" W	68.26
L17	N 69°10'50" E	213.85	L36	S 46°33'22" W	115 98
L18	EAST	22.93	L37	S 23°06'06" W	39 33
L19	S 49°29'05" E	102.30	L38	S 89°02'25" W	65.25

LTA	
RADIUS	CUR
LENGTH	VE TABLE
CHORD BEARING	m
CHORD	

 26°48'51"
 2360.71'
 1104.81'
 S

 26°48'24"
 275.00'
 128.66'
 S

 04°14'54"
 825.00'
 61.17'
 N

 41°46'33" W 46°12'08" W 46°44'37" W

LOTS TO BE DEVELOPED TO PD-2-RESIDENTIAL PRELIMINARY VILLAGE-CLUSTER HOME PLAT STANDARDS

LATERA PHASE 2-A & 2-B

 \sim ı ACRES) 22

48.286 ACRES

48.286 ACRES

48.286 ACRES

ACRES

BLOCK B, LOTS - 5 OPEN SPACE LOTS(17.1951 ACREORGE BLOCK B, LOTS 10 - 22

BLOCK E, LOTS 1 - 21, BLOCK F, LOTS 1 - 9

out of

GEORGE WILCOX SURVEY, ABSTRACT No. 973

W.B. WATKINS SURVEY, ABSTRACT NO. 1005

CLAYTON ROGERS SURVEY, ABSTRACT NO. 1084

CITY OF FRISCO, COLLIN COUNTY, TEXAS

CITY PROJECT No. PP06-0017





CREEKSIDE LAND COMPANY, LTD.
2629 Dickerson Parkway
Suite 110
Carrollton, Texas 75007
(972) 242-1770 Date of Survey: 04/10/2006
Date of Drawing: 08/20/2009
Job Number: 06101171
Drawn By: M.M.D.
File: Preliminary Plat.Dwg
SHEET 2 OF 2

SANT:
NEERING &
T CO., INC.
age Drive
105
105
exas 75069
4-8880



811 E. Plano Parkway Suite 117 Plano, Texas 75074 (972) 424-7002 Voice (972) 633-1702 Fax WWW.SurveyConsulta